



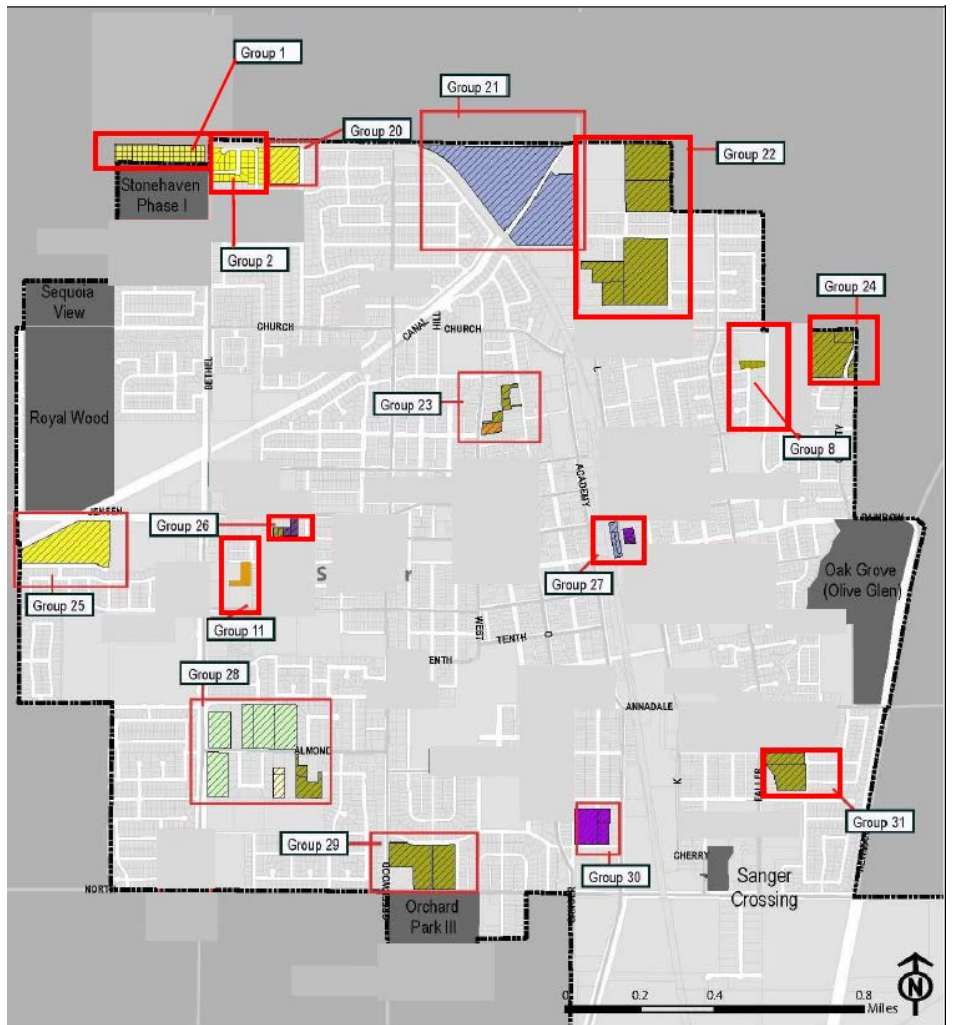
CITY OF SANGER

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NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Sanger, California will hold public hearing(s) at a Special Meeting to be held at **6:00 p.m., Wednesday, May 15, 2019 at the City of Sanger Community Center, Multi-Purpose Room, 730 Recreation Avenue, Sanger, CA 93657**, to consider the following:

1. Adoption of Resolution of the Planning Commission of the City of Sanger Recommending the City Council Approve General Plan Amendment No. 2019-01 to Amend the City of Sanger's 2025 General Plan for Specified Land Use Designations to Implement the City of Sanger's Housing Element;
2. Adoption of a Resolution of the Planning Commission of the City of Sanger Recommending the City Council Adopt an Ordinance for Change of Zoning Districts Amendment No. 2019-01, Amending the Official Zone Map for Specified Zone Districts to Implement the City of Sanger's Housing Element; and
3. Adoption of a Resolution of the Planning Commission of the City of Sanger Recommending Adoption of an Addendum to Mitigated Negative Declaration for the City of Sanger Housing Element Update 2015-2013 for General Plan Amendment No. 2019-01 and Change of Zoning Districts Amendment No. 2019-01, by the City Council in accordance with the California Environmental Quality Act (CEQA).



Project Description:

The project proposes to implement the City of Sanger's recent Housing Element update by amending the City's 2025 General Plan land use designations for the areas generally depicted as in the diagram, above. (More detailed diagrams can be found at www.ci.sanger.ca.us). These proposed changes in land use designation are more specifically described as follows:

Changing the General Plan designation of the parcels listed in the table below from their corresponding General Plan designation listed in the table to an new land use designation of HDR – High Density Residential.

APN – Assessor’s Parcel Number

General Plan – Current General Plan Designation

MDR – Medium Density Residential

Off-Com – Office Commercial

Gen-Com – General Commercial

LDR – Low Density Residential

APN	General Plan	APN	General Plan	APN	General Plan
315-021-29	M-LDR	315-460-36	M-LDR	315-101-52	MDR
315-460-01	M-LDR	315-460-37	M-LDR	315-101-53	Off-Com
315-460-02	M-LDR	315-460-38	M-LDR	315-101-63	Off-Com
315-460-03	M-LDR	315-460-39	M-LDR	315-101-64	Off-Com
315-460-04	M-LDR	315-460-40	M-LDR	320-011-17S	Gen-Com
315-460-05	M-LDR	320-350-01	MDR	320-011-19S	Gen-Com
315-460-06	M-LDR	320-350-02	MDR	320-011-21S	Gen-Com
315-460-07	M-LDR	320-350-03	MDR	320-132-07	Gen-Com
315-460-08	M-LDR	320-350-04	MDR	320-132-09	Gen-Com
315-460-09	M-LDR	315-121-09	MDR	320-132-12	Gen-Com
315-460-10	M-LDR	315-460-49	M-LDR	320-132-13	Gen-Com
315-460-11	M-LDR	315-050-98	MDR	320-132-14	Gen-Com
315-460-12	M-LDR	315-050-94	Gen-Com	320-132-21	Gen-Com
315-460-13	M-LDR	315-050-95	Gen-Com	322-161-17	LDR-Parks/Open Space
315-460-14	M-LDR	315-050-96	Gen-Com	322-030-26	LDR
315-460-15	M-LDR	315-050-97	Gen-Com	322-030-45	LDR
315-460-16	M-LDR	315-030-67	MDR & Gen-Com	322-030-49	LDR
315-460-17	M-LDR	315-030-68	MDR & Gen-Com	322-030-51	LDR
315-460-18	M-LDR	315-060-42	MDR & Gen-Com	322-161-19	MDR
315-460-19	M-LDR	315-060-24	MDR	322-161-20	MDR
315-460-20	M-LDR	315-060-07	MDR	322-081-36	MDR
315-460-21	M-LDR	320-043-11	MDR	322-081-37	MDR
315-460-22	M-LDR	317-061-38	MDR	322-132-03	MDR
315-460-23	M-LDR	317-040-49	MDR	322-132-04	MDR
315-460-24	M-LDR	317-040-28	MDR	322-132-05	MDR
315-460-25	M-LDR	317-040-56	MDR	322-123-34	Gen-Com
315-460-26	M-LDR	320-073-07	MDR	322-123-17	Gen-Com
315-460-34	M-LDR	320-073-08	MDR	322-123-27	Gen-Com
315-460-35	M-LDR	315-040-51	M-LDR	325-030-24S	MDR
				325-030-76	MDR

Additionally, the project also proposes to implement the City of Sanger’s recent Housing Element by a change of zoning district amendment in the diagram, above. These proposed amendments to the zoned districts are more specifically described as follows:

Changing the zoning designation of the parcels listed in the table below from their corresponding zoning designation listed in the table to a new zoning designation of RM – 1 Multiple-Family Residential 1,000 Square Feet Lot Area Per Unit.

APN – Assessor’s Parcel Number

Zoning Designation – Current Zoning Designation

- R-1-6 Single-Family Residential, 6,000 Square Feet Minimum Lot Area
- R-1-7.5 Single-Family Residential, 7,500 Square Feet Minimum Lot Area
- R-1-10 Single-Family Residential, 10,000 Square Feet Minimum Lot Area
- R-A Single-Family Residential, Agriculture

RM-2.5(S) Multiple-Family Residential, 2,500 Square Feet Lot Area Per Unit, Single-Story
M-L Light Manufacturing
C-M Commercial & Light Manufacturing
C-P Administrative & Professional Office
C-4 General Commercial

APN	Zone Designation
315-021-29	R-1-7.5
315-460-01	R-1-7.5
315-460-02	R-1-7.5
315-460-03	R-1-7.5
315-460-04	R-1-7.5
315-460-05	R-1-7.5
315-460-06	R-1-7.5
315-460-07	R-1-7.5
315-460-08	R-1-7.5
315-460-09	R-1-7.5
315-460-10	R-1-7.5
315-460-11	R-1-7.5
315-460-12	R-1-7.5
315-460-13	R-1-7.5
315-460-14	R-1-7.5
315-460-15	R-1-7.5
315-460-16	R-1-7.5
315-460-17	R-1-7.5
315-460-18	R-1-7.5
315-460-19	R-1-7.5
315-460-20	R-1-7.5
315-460-21	R-1-7.5
315-460-22	R-1-7.5
315-460-23	R-1-7.5
315-460-24	R-1-7.5
315-460-25	R-1-7.5
315-460-26	R-1-7.5
315-460-34	R-1-7.5
315-460-35	R-1-7.5

APN	Zone Designation
315-460-36	R-1-7.5
315-460-37	R-1-7.5
315-460-38	R-1-7.5
315-460-39	R-1-7.5
315-460-40	R-1-7.5
320-350-01	R-1-6
320-350-02	R-1-6
320-350-03	R-1-6
320-350-04	R-1-6
315-121-09	RM-2.5(S)
315-460-49	R-1-7.5
315-050-98	M-L
315-050-94	C-M
315-050-95	C-M
315-050-96	C-M
315-050-97	C-M
315-030-67	R-1-6
315-030-68	R-1-6
315-060-42	R-1-6
315-060-24	R-1-6
315-060-07	R-1-6
320-043-11	R-1-6
317-061-38	R-1-6
317-040-49	R-1-6
317-040-28	R-1-6
317-040-56	R-1-6
320-073-07	R-1-6
320-073-08	R-1-6
315-040-51	C-2

APN	Zone Designation
315-101-52	R-1-6
315-101-53	C-P
315-101-63	C-P
315-101-64	C-P
320-011-17S	M-L
320-011-19S	M-L
320-011-21S	M-L
320-132-07	C-4
320-132-09	C-4
320-132-12	C-4
320-132-13	C-4
320-132-14	C-4
320-132-21	C-4
322-161-17	R-A
322-030-26	R-A
322-030-45	R-A
322-030-49	R-A
322-030-51	R-A
322-161-19	R-1-10
322-161-20	R-1-10
322-081-36	R-1-6
322-081-37	R-1-6
322-132-03	R-1-6
322-132-04	R-1-6
322-132-05	R-1-6
322-123-34	C-4
322-123-17	C-4
322-123-27	C-4
325-030-24S	R-1-6
325-030-76	R-1-6

All interested parties are invited to attend and to provide testimony either orally or in writing on the environmental effects of the proposed General Plan Amendment and Zoning Ordinance Amendments, and on the General Plan and Zoning Ordinance Amendments as well as the initiating resolutions for the same. You may submit comments to David Brletic, Senior Planner at City Hall 559-876-6300, Ext, 1540. Should you need assistance in attending the meeting, please contact David Brletic at least 48 hours in advance so that proper arrangements can be made. Any person challenging any action on these matters in court may be limited to only those issues raised at the public hearing or in written correspondence submitted to the City Clerk at, or prior to, the public hearing at on (bpadron@ci.sanger.ca.us) or at Sanger City Hall, 1700 7th Street, Sanger, CA.

Staff reports on these matters will be available to the public at least three days prior to the hearing and may be reviewed at City Hall located at 1700 7th Street, Sanger CA.

NOTICE GIVEN THIS 2nd DAY OF MAY, 2019.